



BR/BRX Workshop Lisbon Crossroads

Lisbon Volunteer Fire Co., Social Hall

April 28, 2016



Amy Gowan, Deputy Director

Zan Koldewey, Zoning, DPZ

Kate Bolinger, Community Planning

Randy Clay, Community Planning

Beth Burgess, Division Chief, Resource Conservation

Susan Overstreet, Resource Conservation

Kristin O'Connor Mazerski, Division Chief, Community Planning



Agenda

7:00 pm	Welcome and Introductions
7:05 pm	Staff Presentation
7:15 pm	Listening Session
8:00 pm	Small Group Report-Out
8:25 pm	Next Steps
8:30 pm	Adjourn



Housekeeping

Effective ground rules:

- everyone is encouraged to participate,
- no one or two individuals should dominate discussion,
- let others have an opportunity to speak,
- one person speaks at a time,
- refrain from side conversations so everyone can pay attention to the person speaking, and
- listen to and respect other points of view.



Council Bill 55-2015

Temporary BRX/BR Interim Development Act (approved on 2/1/2016) temporarily prohibits applications for proposed rezonings to the BRX and BR zoning districts.

Three main purposes of this Act include:

- provide the DPZ with time to study the deficiencies in the BRX and BR districts;
- provide DPZ time to investigate alternatives and make recommendations for improvement; and
- give the County Council time to act on the recommendations.



Community Expectations

This workshop will....

- bring stakeholders together and foster discussion on identifying challenges in the BR/BRX zoning districts
- identify changes or adjustments to the zoning districts within each community
- encourage cooperation among stakeholders
- provide information to guide the zoning recommendations to be provided to County Council



Community Expectations

This workshop focus on zoning and will not....

- address roadway changes
- fund capital improvements
- address code enforcement, neighbor disputes, etc.
- provide longer-term planning strategies for these crossroads communities (i.e., small area planning efforts).



Outreach Process



April

May

June

July

Aug

Sept

Oct

Nov

Dec

Workshops



Outreach Process

April

May

June

July

Aug

Sept

Oct

Nov

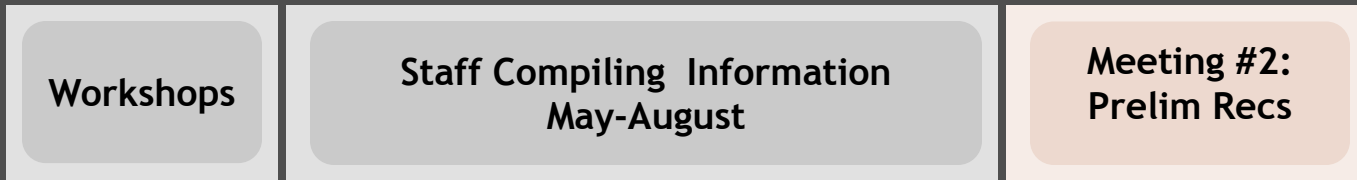
Dec

Workshops

Staff Compiling Information
May-August

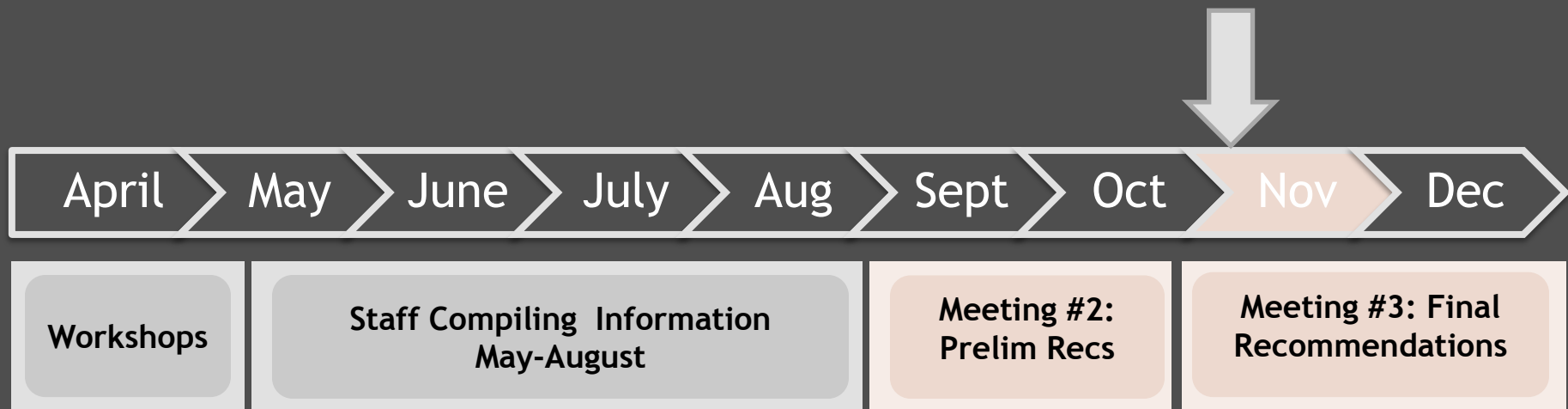


Outreach Process



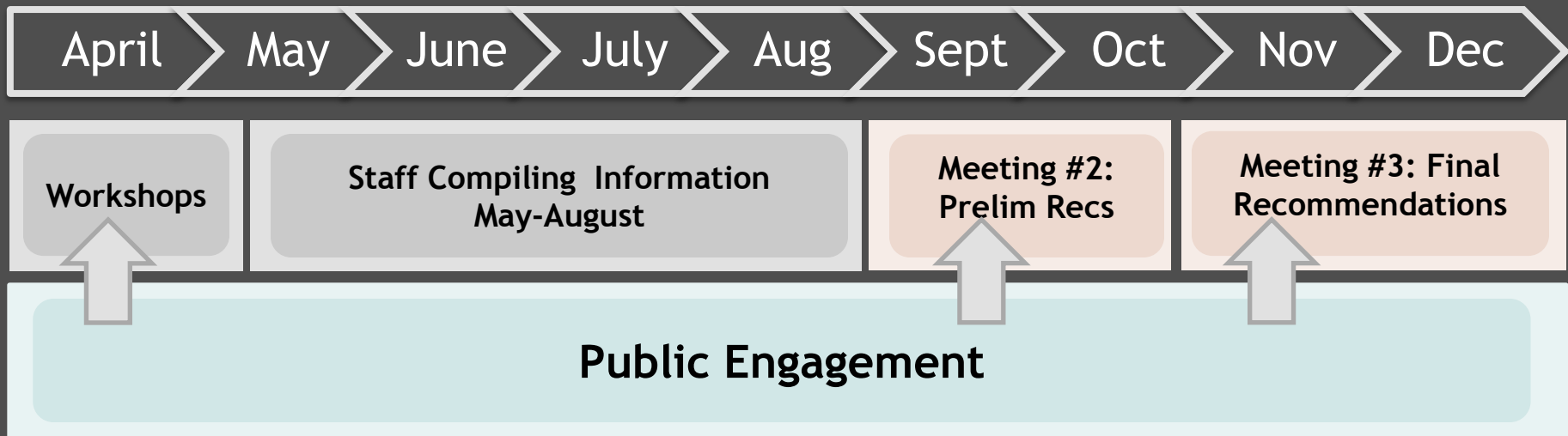


Outreach Process





Outreach Process





Community Outreach Strategy

- advise DPZ staff of modifications to the BRX and BR to respond to Council's request
- act as a sounding board for ideas and recommendations to the zoning districts
- provide information to guide the recommendations to be provided to County Council
- recognize that County Council will be the decision-making body



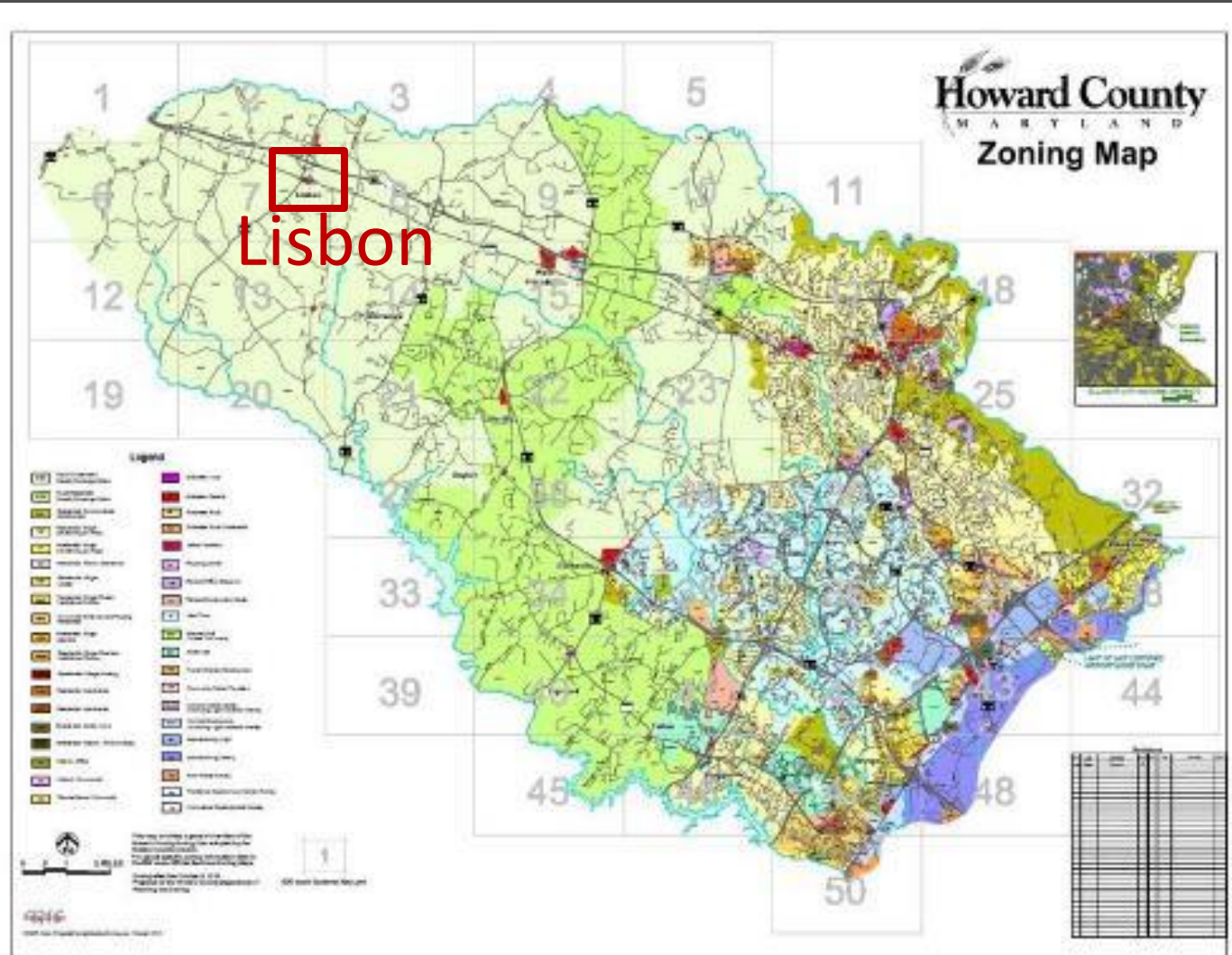
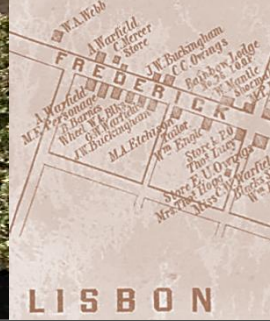
Why is planning and zoning important?

- prevents haphazard development
- maintains efficient public services
- protects property values
- preserves natural resources
- prevents nuisances
- avoids incompatible uses
- enhances community character

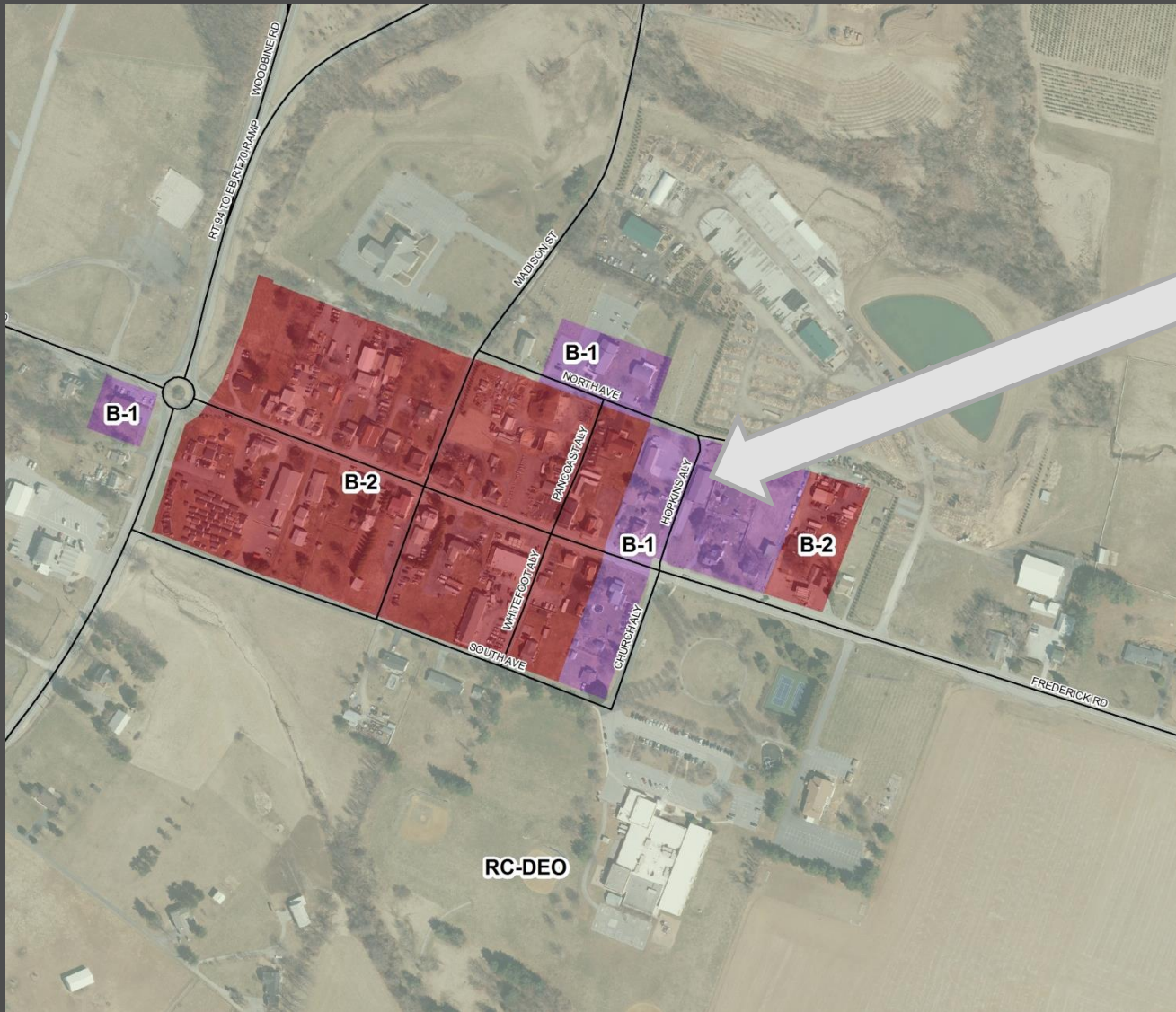


Zoning in Howard County

- the Howard County Charter and Code empower the County Council to adopt maps
- these maps divide the County into various zoning districts
- each district has certain regulations that govern the development and use of land

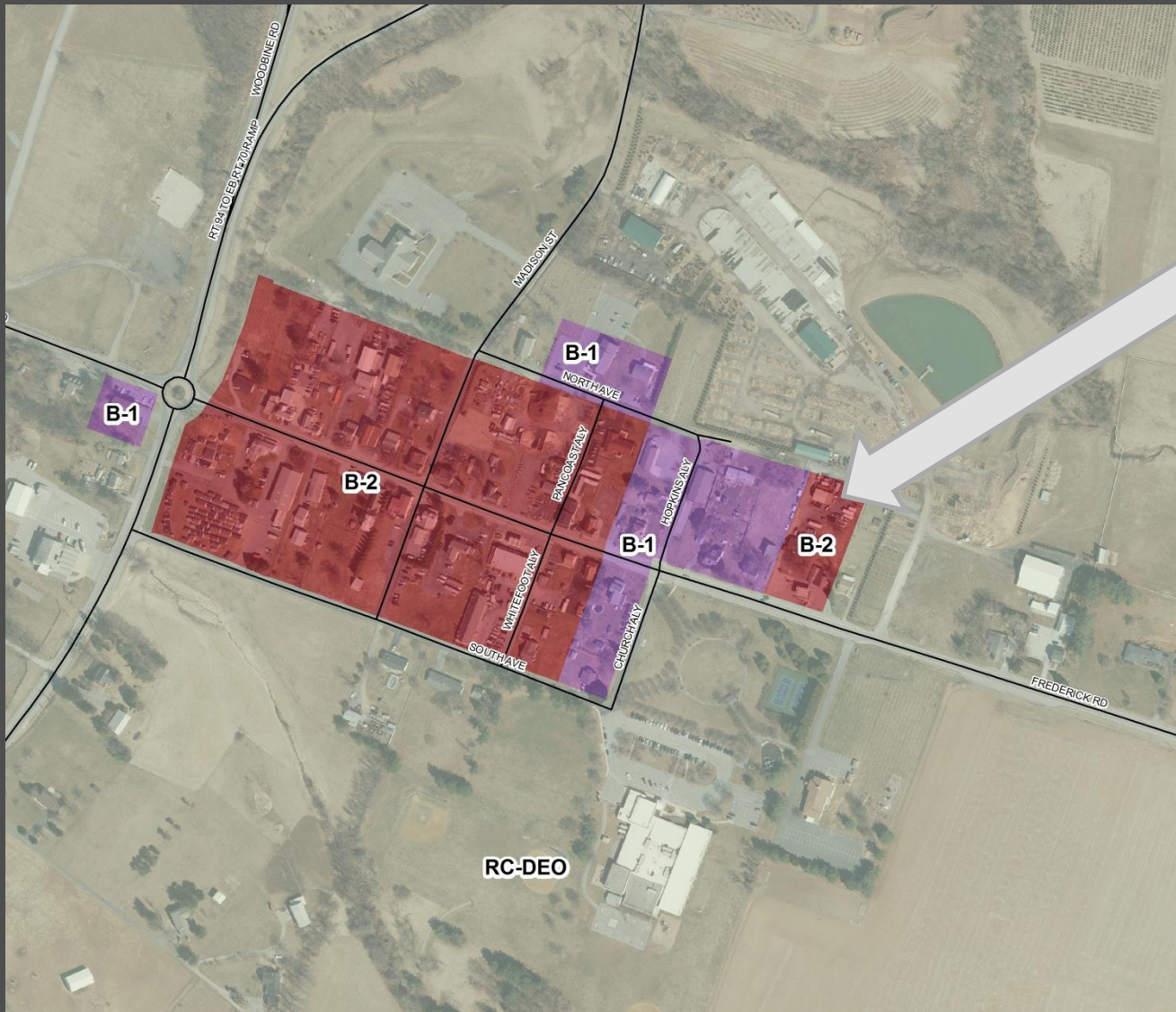


Lisbon Zoning



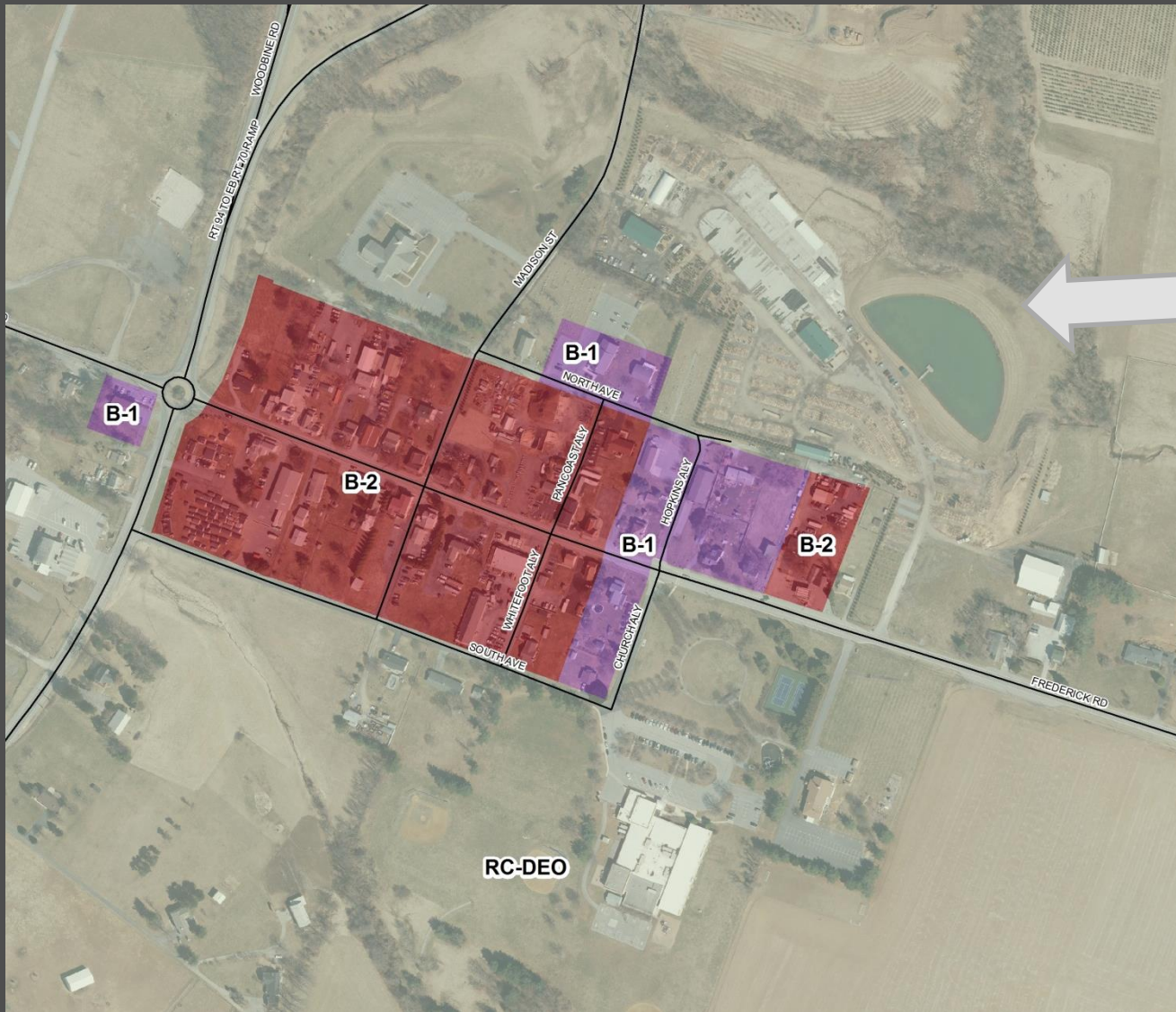
**B-1 District
(Business: Local):**
provides areas of
local business that
can directly serve
the general public
with retail sales
and services

Lisbon Zoning



**B-2 District
(Business: General):**
provides for
commercial sales
and services that
directly serve the
general public

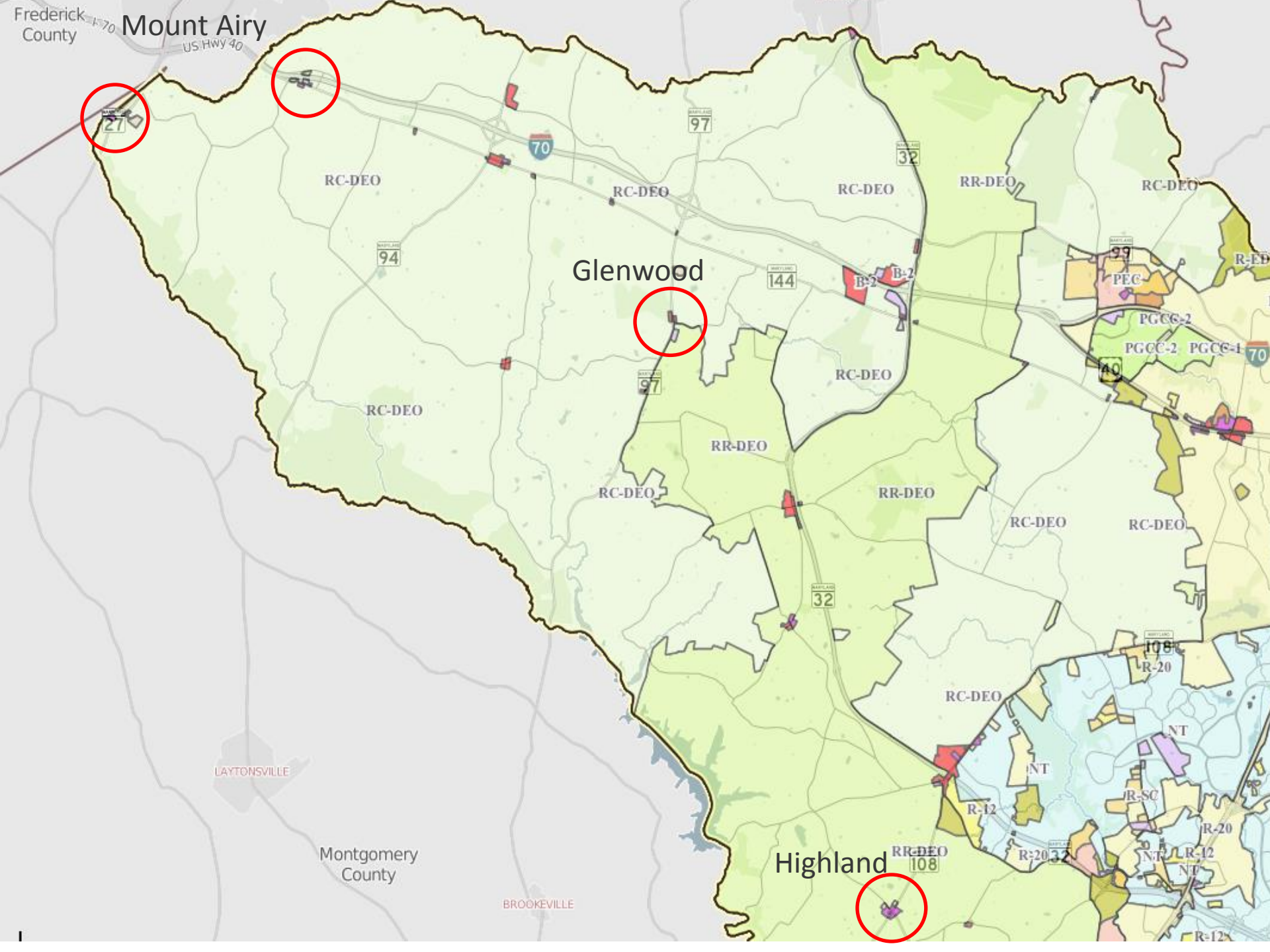
Lisbon Zoning



RC-DEO (Rural Conservation) District (Density Exchange Option) Overlay District: established to conserve farmland and to encourage agricultural activities



- BR District was created and added to the Zoning Regulations by ZB Case No. 928 effective 9/18/92;
- this Zoning Board Case rezoned the western part of the County and created the RC, RR and DEO Districts;
- BR District is a floating zone; its purpose has remained unchanged since it was established, and
- there are only 5 BR Districts in the County.

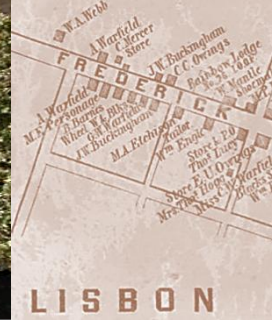




BR District (Business: Rural)

Purpose:

- allow businesses that support the agricultural industry
- serve needs of the rural residential and farming communities
- provide business and industrial uses not usually permitted in the rural areas of the County



BR District (Business: Rural)

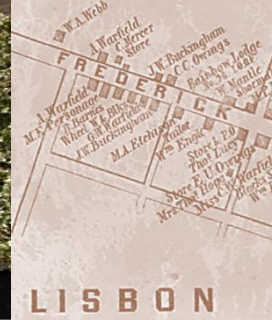
BR District Criteria:

- located within the no planned service area of the Howard County Water and Sewerage Master Plan;
- have safe road access and at least 60 feet of frontage on a collector or arterial highway or a local road; and
- be compatible with existing land uses in the vicinity of the site.



BRX Zoning

- most recent Zoning Regulations were adopted on October 6, 2013
- BRX and other districts were approved at this time to guide the proper growth and development of the County in accordance with the goals and policies of the General Plan.
- County has two floating rural business zones



BR and BRX Zoning

A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance. Thus, the zone "floats" until a development application is approved, when the zone is then added to the official zoning map. Floating zones can be used to plan for future land uses that are anticipated or desired in the community.

American Planning Association

Both BR and BRX floating zoning districts must meet the following conditions before that zoning district can be approved for an existing piece of land:

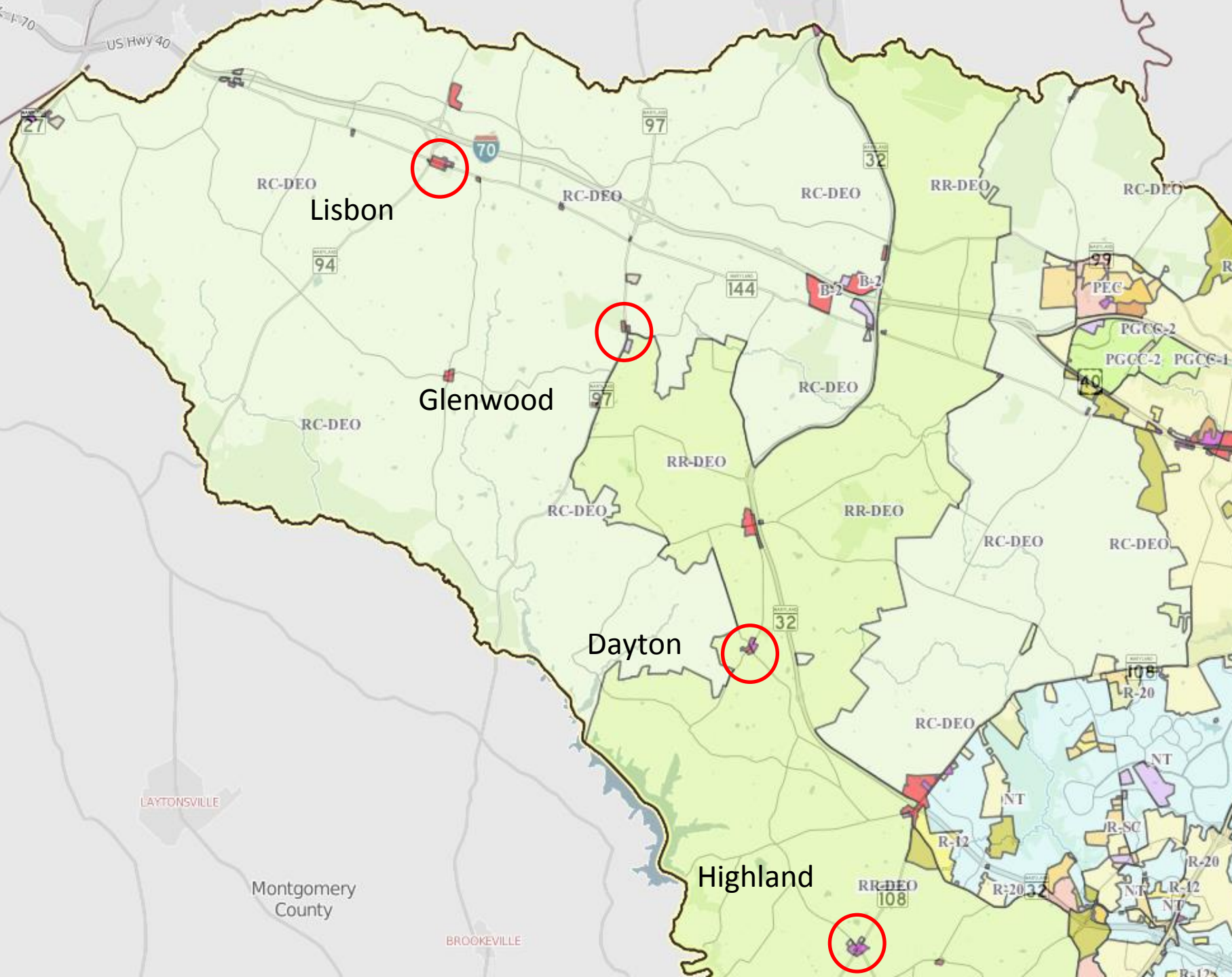
- meet certain criteria
- have a public process, and
- require zoning map amendment.



BRX District (Business Rural Crossroads)

Purpose:

- provides opportunities for the expansion of commercial businesses located within four specific rural crossroad areas:
 - Highland
 - Glenwood
 - Dayton
 - Lisbon
- sustain and enhance these existing rural crossroad areas





BRX District (Business Rural Crossroads)

The BRX district in Lisbon may be established if the following three (3) criteria are met:

1. The proposed district is located in the Lisbon Rural crossroads and include any property a portion of which is located within:
 - 550 feet of MD 94 to the north of the centerline of the intersection of MD 144 and MD 94;
 - 375 feet of MD 94 to the south of the centerline of the intersection of MD 144 and MD 94;
 - 560 feet of MD 144 to the west of the centerline of the intersection of MD 144 and MD 94; and
 - 2,500 feet of MD 144 to the east of the centerline of the intersection of MD 144 and MD 94.

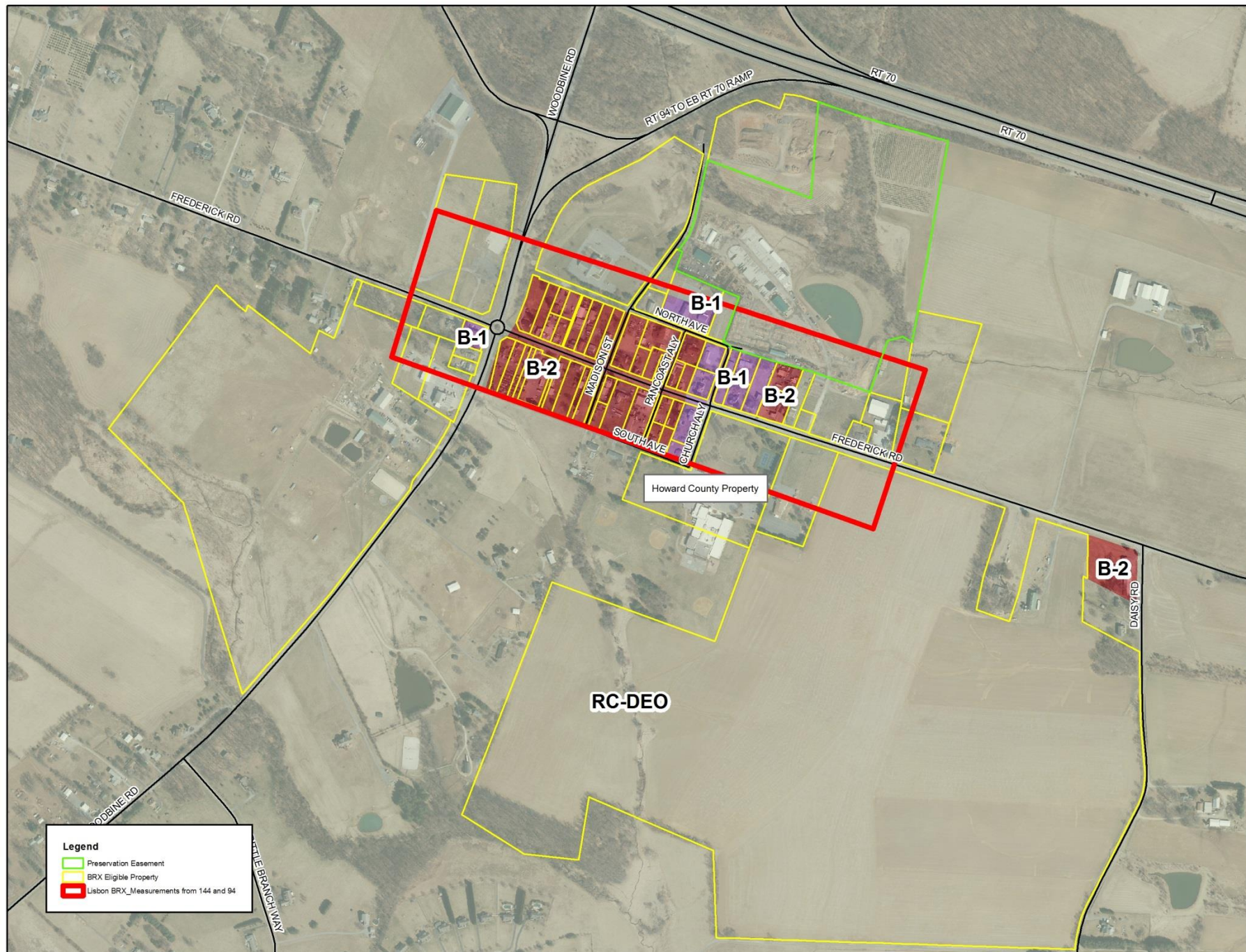




BRX District (Business Rural Crossroads)

criteria (continued):

2. Must entirely or partially adjoin an existing BR, BRX, B-1, B-2, or CCT District; and

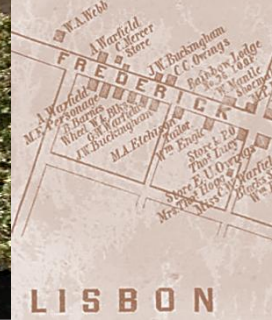




BRX District (Business Rural Crossroads)

criteria (continued):

3. Must be compatible with traditional rural character of existing commercial land uses in the vicinity of the site.



What is the character of
existing commercial land
uses in the vicinity of
Lisbon?



Land Uses in Lisbon

- agriculture: horse farms, wholesale nursery
- institutional
 - religious (churches)
 - educational (elementary school)
 - public (park, fire station, U.S. post office)
- residential
- retail sales: saddle shop, sod supplier, storage sheds and outdoor furniture, sandwich shop/grill, ice cream business, liquor store, automotive (repair, detailing, and gas/service stations)
- office (dentist, general contractors, publishing, printing)





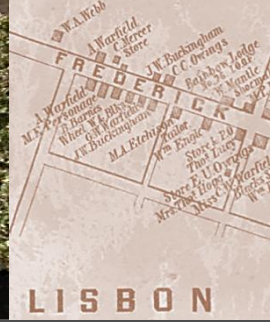












Permitted Uses

Permitted Use	BR	BRX	B-1
Drug and cosmetic stores.	✓		✓
Farm machinery and equipment maintenance, repair and painting facilities.	✓		
Farm machinery and equipment sales.	✓		
Farm supply stores.	✓	✓	
Farmer's markets and farm produce stands.	✓		✓
Farmer's markets.	✓		✓
Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. Sec 128.0.	✓		
Feed and grain mills.		✓	✓
Firewood sales.		✓	✓
Food stores, not to exceed 7,500 square feet.		✓	✓
Food stores.	✓		
Funeral homes and mortuaries.	✓	✓	✓
Furniture, appliance and business machine repair, furniture upholstery and similar services.		✓	
Gasoline service station, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board.			✓
Government structures, facilities and uses, including public schools and colleges.			
Hardware stores, not to exceed 7,500 square feet.			
Hardware stores			✓



**# 2: Is there a permitted use problem? What do you want to see changed?
What are we missing?**

#3: Mapping Exercise



#3: Mapping Exercise



Next Steps

Highland Crossroads Workshop

April 6, 2016

Glenwood Community Workshop

April 12, 2016

Dayton Community Workshop

April 19, 2016

Town of Lisbon Workshop

April 28, 2016

Comment Period Closes

May 28, 2016

DPZ Compiles Information

May-August 2016

Present Prelim Recommendations

September 2016

Present Final Recommendations

November 2016

Legislative Process Begins

Early 2017



Contact Information

For updates, please visit the website. Visit:
www.howardcountymd.gov/BR-BRX

Presentations will be posted on the website after each workshop and online comments will be accepted until May 28, 2016.